



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 1207 & 1211 Massachusetts Ave
Name of Record Owner(s) 1211 MASS AVE Realty Trust* Phone 781-640-2942
Address of Owner 1122 MASS AV, ARLINGTON, MA 02476
Street City, State, Zip

2. Name of Applicant(s) (if different than above) N/A
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property Parcels 58-11-1 & 57-4-14
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 5873, Page 485; 60543 439
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) residential, Automotive,
VACANT SOCIAL CLUB

6. Proposed Use of Property (include # of dwelling units, if any) MIXED-USE CONSISTING
OF A FIFTY ROOM HOTEL AND RESTAURANT ON THE FIRST
FLOOR.

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>5.5.3</u>	<u>Mixed use development</u>
<u>5.3.17</u>	<u>Upper story setbacks</u>
<u>6.1.5</u>	<u>Parking reduction in business district</u>
<u>5.3.6</u>	<u>Exceptions to maximum FAR regulation</u>
section(s)	title(s)

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

*TOWN OF ARLINGTON

SEE ATTACHED

(In the statement below, strike out the words that do not apply)

The applicant states that 1211 MASS AVE Realty Trust is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1211 & 1207 Massachusetts Ave.

which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

[Signature] Trustee
Signature of Applicant(s)

1122 Massachusetts Ave ARLINGTON, MA. 781-640-2942
Address Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- ☒ Dimensional and Parking Information Form (see attached)
- ☒ Site plan of proposal
- ☐ Model, if required
- ☒ Drawing of existing conditions - photo
- ☒ Drawing of proposed structure
- ☒ Proposed landscaping. May be incorporated into site plan
- ☒ Photographs
- ☒ Impact statement
- ☒ Application and plans for sign permits
- ☐ Stormwater management plan (for stormwater management during construction for projects with new construction --)

FOR OFFICE USE ONLY

- ☐ Special Permit Granted Date: _____
- ☐ Received evidence of filing with Registry of Deeds Date: _____
- ☒ Notified Building Inspector of Special Permit filing Date: 6/24/19

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 1207 + 1211 MASSACHUSETTS AVE

Zoning District B4/B2

Owner: 1211 MASS AVE REALTY TRUST

Address: 1211 MASSACHUSETTS AV

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed use / residential, automotive, social club

5,731 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed use / HOTEL, Restaurant

24,443 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	14,030	14,030	min.
Frontage	160.12	160.12*	min. 50
Floor Area Ratio	.41	1.67	max. 1.8
Lot Coverage (%), where applicable	—	—	max. N/A
Lot Area per Dwelling Unit (square feet)	—	—	min. —
Front Yard Depth (feet)	10	4.7	min. —
Side Yard Width (feet) right side	—	—	min. —
left side	—	—	min. —
Rear Yard Depth (feet)	16	38	min. 18
Height			min. —
Stories	2	4	stories 4-5
Feet	25	44	feet 50'
Open Space (% of G.F.A.)			min. —
Landscaped (square feet)	1170	1581	(s.f.)
Usable (square feet)	1670	3384	(s.f.)
Parking Spaces (No.)	24	28	min. 50
Parking Area Setbacks (feet), where applicable	0	5'	min. 5'
Loading Spaces (No.)	0	0	min. —
Type of Construction	Type 2B + 5		
Distance to Nearest Building	0	.06	min. 0

* MASSACHUSETTS AVENUE frontage only

Hand Delivered

2019 JUN 21 A 11:15

June 20, 2019

Redevelopment Board

Town of Arlington

730 Massachusetts Avenue

Arlington, Ma. 02476

RE: Special Permit Application – 1207 & 1211 Massachusetts Avenue

Dear Members:

Enclosed please find our application for Special Permit in accordance with Environmental Design Review Procedures (Section 3.4 of the Arlington Zoning Bylaw). Included in this application are the submittals outlined on the check list. We have spent many hours developing these plans with input from the Planning department staff, which we are very appreciative of. These discussions have been very helpful and we look forward to discussing this proposal with you.

The proposed development would demolish the current improvements on both parcels and construct a four story mixed use development. When complete, the property will consist of a 50 room boutique hotel and upscale restaurant. This proposal will provide much needed improvements to the area and a significant economic stimulus to the Heights. Below we address the narrative relating to the Impact Statement and Special Permit Criteria.

Impact Statement:

1. Preservation of Landscaping.

The current site has a small amount of landscaping in front of the former DAV Post. The balance of the site is covered by the buildings, pavement, and walkways on the site. We intend to provide a larger area with a substantial addition of trees, plants, and landscaping along the rear of the site, providing a nice lush buffer to the residential district to the rear. In addition we have an extensive planting and open space design for the front of the site along Massachusetts Avenue. Please see the attached site plan and planting schedule.

2. Relation of Buildings to Environment.

As mentioned above, this proposal involves a four story elevator building consisting of a hotel and restaurant. The hotel lobby and restaurant will be located on the first floor while all guest rooms will be on the upper levels. The fourth floor will also include private deck space for each unit on that level, as well as a grassed area for other hotel guests. The proposal will move the structure closer to Massachusetts Avenue and much further away for the residential neighborhood to the rear. This project is in harmony with the retail and other uses in the area.

3. Open Space.

The site is currently improved with two structures having a combined footprint of 4,614 sq. ft. The proposed structure will have a footprint of 5,516 sq. ft., an increase of 902 sq. ft. Although there is a slight increase, the usable open space, substantial pervious area reduction and rear yard setbacks are all positive results of this project.

4. Circulation.

The improvements proposed will help the circulation for vehicular, bicycle, and pedestrians. We will be eliminating two large driveway openings (totaling 55') and realigning the sidewalk and curbing. In addition we are providing indoor and outdoor areas for bicycles. All parking will be provided via a single curb cut in the rear. Bus service to multiple locations can be boarded / dropped off within feet of the property and is convenient to highway access and the bike path.

5. Surface Water Drainage.

The properties are currently covered (over 90%) by impervious surfaces. The proposal will result in a reduction in impervious surface, therefore Title 5, article 15, section 4 does not apply. However, we have met with the Assistant Town Engineer and have agreed to construct a storm water management system onsite. The system will be located under the driveway and contain all roof and surface runoff. All surface water will be contained on site, in compliance to the bylaws and with Town approval.

6. Utility Service.

As part of the redevelopment, all new utility services will be installed to the property. These systems will all be underground and conform to Town requirements.

7. Advertising Features.

As shown on the renderings, we are proposing signage for the hotel and restaurant. It will appear on the front and West side. In Addition there will be some small signs (most likely two or three) in the rear to guide vehicular, bicycle and pedestrian traffic. On the front the signage will be a contemporary font (12") and mounted to the front of the canopy to the hotel and restaurant. The signage on Clark Street will be on the building façade, the fonts (Hotel sign 12", restaurant 8") will match the canopy signage. Both the front canopy and the Clark Street signage will be back lit.

8. *Special Features.*

We have proposed substantial landscaping on site, specifically the rear boundary. This is intended to provide adequate screening and create a more harmonious environment than currently exist.

9. *Safety.*

We believe the proposed improvements to the sidewalks and the elimination of two driveway openings will create safer off site conditions for residents. In addition, the building has two stairwells servicing all floors as well as an elevator. It will meet all ADA and fire code requirements. Illumination of the rear parking area will be achieved by 12'-0" high pole mounted LED lights with cut off lenses to ensure no other properties are affected. Additional LED down lights will be mounted below the projecting balcony to illuminate the area at the building covered parking entrance.

10. *Heritage.*

This project does not involve any historical structures, nor will it disrupt any historical uses. In fact we believe that this project will increase interest in the Town's many Historic sites. Located a short distance from the property is the "FOOT OF THE HILLS" site and "OLD SCHWAMB MILL." It is our goal to leverage the Lexington tour groups, and introduce them to the Town where the first shot of the Revolution was fired!

11. *Microclimate.*

We believe the increase in permeable surface will impact light, air, and water recharge in a positive way. In addition this will also create a nice natural buffer. The new structure will be 35 to 54 feet away from the rear boundary, which is a significant increase from the current conditions which ranges from 16 to 20 feet.

The basement level has a sizable mechanical equipment room serving the main street level public spaces (the Hotel Lobby and the Restaurant). All of the upper floor hotel rooms are served by individual vertical air handlers (V-TAC) units, as depicted by the louvers on the building elevations and renderings. All of the equipment is designed and located to control any emissions. The entire building will be exhausted through the high roof with low profile exhaust fans.

12. *Sustainable Building and Site Design.*

This building will meet or exceed the Town's New Stretch Code. Below we have provided some details of the exterior finishes being proposed.

Main Level: Kawneer Curtain wall system, making the public spaces as transparent (inviting) as possible;

2ND & 3RD Floor: The cantilevered (projected) bays consist of an insulated stucco system, the recess portions consist of either actual 1"x finished wood or a "Nicha" cladding having the appearance of wood.

4TH Floor: Is clad with the insulated stucco system.

Both the high and low roofs are copped with a darker metal roof edge system.

Clark Street Façade:

Main Level: (see above for the public spaces); The stair well is clad with a metal panel system similar to Corten or equal.

2ND & 3RD Floor: Consists of either actual 1"x finished wood or a "Nicha" cladding having the appearance of wood. The stair well is clad with a metal panel system similar to Corten or equal.

4TH Floor: Is clad with the insulated stucco system. The stair well is clad with a metal panel system similar to Corten or equal.

Both the high and low roofs are copped with a darker metal roof edge system.

All windows occurring in the stair well are clad with a metal louver system.

Rear Façade:

Lower Level: The main field is clad with either actual 1"x finished wood or a "Nicha" cladding having the appearance of wood. Both ends of the building are clad with a metal panel system similar to Corten or equal.

Main Level: The main field is clad with either actual 1"x finished wood or a "Nicha" cladding having the appearance of wood. Both ends of the building are clad with a metal panel system similar to Corten or equal.

2ND & 3RD Floor: The cantilevered (projected) bays consist of an insulated stucco system, the recess portions consist of either actual 1"x finished wood or a "Nicha" cladding having the appearance of wood.

4TH Floor: Is clad with the insulated stucco system. The stair well is clad with a metal panel system similar to Corten or equal. Both ends of the building are clad with a metal panel system similar to Corten or equal.

Both the high and low roofs are copped with a darker metal roof edge system.

Right Side Façade:

A portion of the lower level is a common wall. The remainder of the exterior cover will be similar to the design of the rear façade.

Special Permit Criteria

- This mixed use project is proposed in the B4/B2 zoning districts. Mixed use is an allowable use, provided a Special Permit is issued by the Board. This proposal was submitted as a response to an RFP issued by the Town of Arlington for a mixed use development at 1207 Massachusetts Avenue. We seek approval of a special permit from the "Use Regulations For Business Districts" section 5.5.3.
- The proposal calls for a four story building containing a hotel and restaurant. The pertinent section of the bylaw, Section 5.3.17, provides for any building over three stories in height to have a "step in" of 7.5' at the third floor level or 30'.

The proposed design “steps in” the first floor 8” from the beginning of the second and third floors and again at the top of the third floor. The result of this design has the main façade comprised of only two floors (where as the bylaw allows for three), with a “step in” at 34’ rather than 30’.

We believe that this design not only meets the intent of the bylaw, but provides even greater reduction in massing. We therefore request the Board provide relief.

- The proposal increases the amount of parking on the site partially by providing 20 spaces under the building in addition to 8 outside spaces. The bylaw calls for 50 spaces and therefore we are seeking relief in accordance with section 6.1.5 of the bylaw (Please see attached parking summary grid).

The proposal provides substantial indoor and outdoor parking for bicycles on a long term and short term basis. Both areas are easily accessible and not only provide for bicycle storage, but there will be a bench and some tools available. In addition we are providing maps of the local bike network and other information for bicyclists (please see attached bicycle storage summary).

As required in the bylaw we have also included a Traffic Reduction Plan which provides many more details on our plan to comply with the bylaw. Below I have outlined a few additional commitments we are proposing;

Charge for parking off site;

Provide preferential parking for carpool vehicles;

Provide transit pass subsidies;

Provide covered bicycle parking and storage.

- The proposal is located in the zoning districts of B4 & B2, which has an FAR of 1.2. According to section 5.3.6 “Increase in Maximum Floor Area Ratio” the Board may provide relief for mixed use building area in these districts.

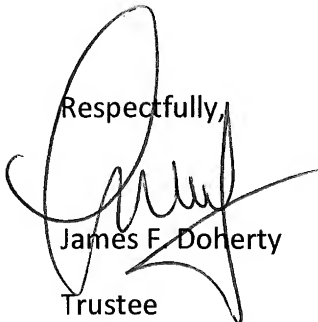
As noted, we are substantially increasing the permeable and open space on the site. This will provide for a much larger buffer to the residential district to the rear. The design of the building and landscaping plan will also provide landscaping and open space along the entire Massachusetts Avenue frontage. A portion of this area also will provide a nice open area for local community performances and art shows or presentations regarding the local historical locations nearby. We will also be dedicating an area in the lobby of the hotel to a local Veteran and community person.

Our request for an increase of 2,398 sf of building area, equates to an 11% increase. We believe we meet the criteria for relief.

1. The proposed development will transform a blighted area and provide a missing dining option in the Heights as well as a Hotel for visitors and relatives of residents. Town Meeting has changed the zoning to encourage mixed use development for the convenience and welfare of the public.
2. The property currently has three very large curb cuts on Massachusetts Avenue and Clark Street. As part of this proposal we will be removing the two on Massachusetts Avenue and shortening the Clark Street opening. We believe this and other adjustments to the sidewalk in front will improve both pedestrian safety and traffic congestion.
3. This project will not overload any public water, drainage or sewer system. We are proposing to reduce the impervious surface and install a storm water management system on site. There currently are none.
4. The current improvements consist of automotive repair and sales, as well as a former social club. The proposed development will complement the new leader bank and hopefully stimulate of retail activity in the property at 1215 Massachusetts Avenue. This proposal will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals or welfare. Our goal is to work with the Redevelopment Board and staff to ensure that any special regulations for this use, as provided in the Bylaw, are fulfilled.
5. The only other hotel in Arlington is on the Cambridge line. Not only will this proposed use not cause an excess of this use, we believe this will provide economic stimulus to the retail district in the Heights, draw visitors from Lexington to the historic sites of Arlington and provide an upscale dining and gathering area for the neighborhood.

We believe this application is in the spirit of what Town Meeting envisioned when it adopted the mixed use section to the Zoning Bylaw. The RFP waived all permitting fees associated with this development, therefore no application fee was included. We look forward to meeting with the Redevelopment Board. As a result of this process, we request the Board approve our Petition for Environmental Design Review and Special Permits requested.

Respectfully,



James F. Doherty
Trustee

1211 Massachusetts Avenue
Traffic Demand Management Plan (TDM)

This property is located in one of the most ideal locations to support a parking reduction request. The site is located within 50 yards of an East / West bound MBTA surface bus stop. In addition there is a central terminal and other bus lines within walking distance.

The site is in close proximity to the Minuteman Bike Path (approximately 600 yards) which can be accessed by a street directly adjacent to the property. In addition there are marked bike lanes on Massachusetts Avenue. Both of these options provide a practical and safe route for guests. To encourage this use we will be providing an outdoor and indoor location for bicycle storage.

To help promote ridesharing we will be working with local taxi operators, livery services, and shuttles which connect areas like Alewife to employment hubs on Route 128. We also are in discussions with ZIPCAR for a spot at the site.

Finally we are discussing other nearby locations to obtain Valet parking, if necessary. It is our belief that this plan addresses the Bylaw and as mentioned previously, is a deserving location to warrant the requested relief.

<i>Parking Summary</i>			
<i>1211 Massachusetts Ave</i>			
<u>Spaces Required:</u>			
Use	Quantity	# of spaces	Total Required
Hotel	50	50	50
Resturant	2,568 sf	0	0
Total			50
Proposed			28
Reduction			22

<i>Bicycle Storage Summary</i>			
<i>1211 Massachusetts Ave</i>			
<u>Spaces Required:</u>			
<u>Use</u>	<u>Short Term</u>	<u>Long Term</u>	<u>Total Required</u>
Hotel	3	1	4
Resturant	2	1	3
Total	5	2	7
Proposed	7	7	14

<i>Planting Schedule</i>				
<i>1211 Massachusetts Ave</i>				
<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>	<u>Location</u>
75	Buxus Green Velvet	Green Velvet Boxwood	15-18"	Front
75	Carex Blue Zinger	Blue Zinger Grass	n/a	Front
4	Syringa Reticulata Ivory Silk	Tree Liliac	2"	Rear
10	Thujastandishi x Pucata	Green Grant Arborvitae	6-8'	Rear
4	Ilex x Meserveae	Blue Princess	8-10"	Rear
4	Hydrangea Quercifolia	Oakleaf Hydrangea	4'	side